

# Plot at Kirkland Street

MAYBOLE, SOUTH AYRSHIRE, KA19 7HD



*An approximately 396sqm site that benefits from full planning permission for the construction of a modern three-storey residential development*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



FRONT ELEVATION



SIDE ELEVATION



SECTION A - A



SIDE ELEVATION



REAR ELEVATION

**EXTERNAL FINISHES**  
BASE COAT CONCRETE  
WHITE FACED BRICKS AND FINISH  
WHITE UPVAC WINDOWS  
NET 2000 BRICKS TO WALLS  
CONCRETE TO BEING RECONSTRUCTED  
AND FINISH

McEwan Fraser Legal are delighted to present to the market this rare residential development opportunity within the highly sought-after Ayrshire town of Maybole.

# THE PLOT



Occupying a prominent corner position with frontage onto Kirkland Street, this attractive brownfield site extends to approximately 396sqm and benefits from full planning permission (24/00875/APP) for the construction of a modern three-storey residential development comprising six spacious two-bedroom apartments, each designed with en-suite facilities, together with associated access, parking, and landscaping.

The planning consent is accompanied by detailed architectural drawings, site layouts, and elevation plans, offering prospective purchasers a clear and immediate route to development. The site has been cleared and is currently finished with pebble stone, having formerly housed the historic Ailsa Cinema.

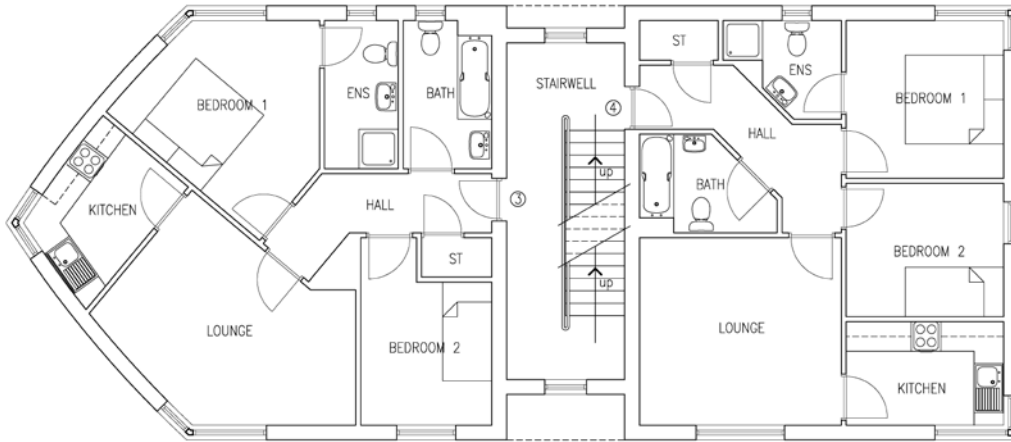
Surrounded predominantly by established residential properties, including a mix of traditional two and three-storey buildings along Kirkland Street and St Cuthbert's Street, the location offers an excellent setting for residential development. Importantly, the site is not situated within a conservation area and is free from heritage or environmental designations, further enhancing the ease and appeal of development.

This represents an outstanding opportunity for developers and investors seeking a ready-to-build project in a well-connected and desirable South Ayrshire location.

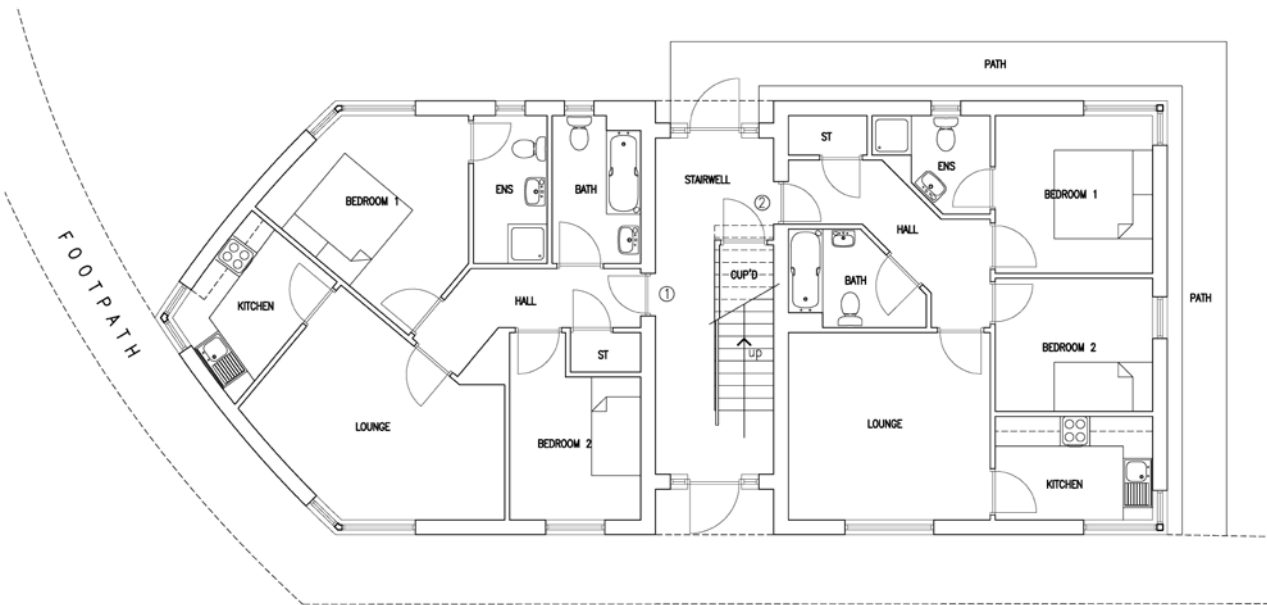
# ELEVATIONS



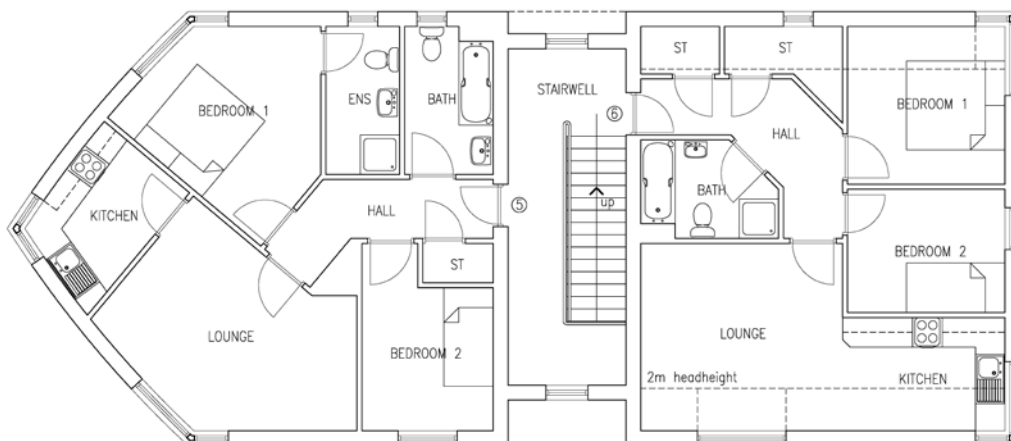
# FLOOR PLANS



FIRST FLOOR PLAN

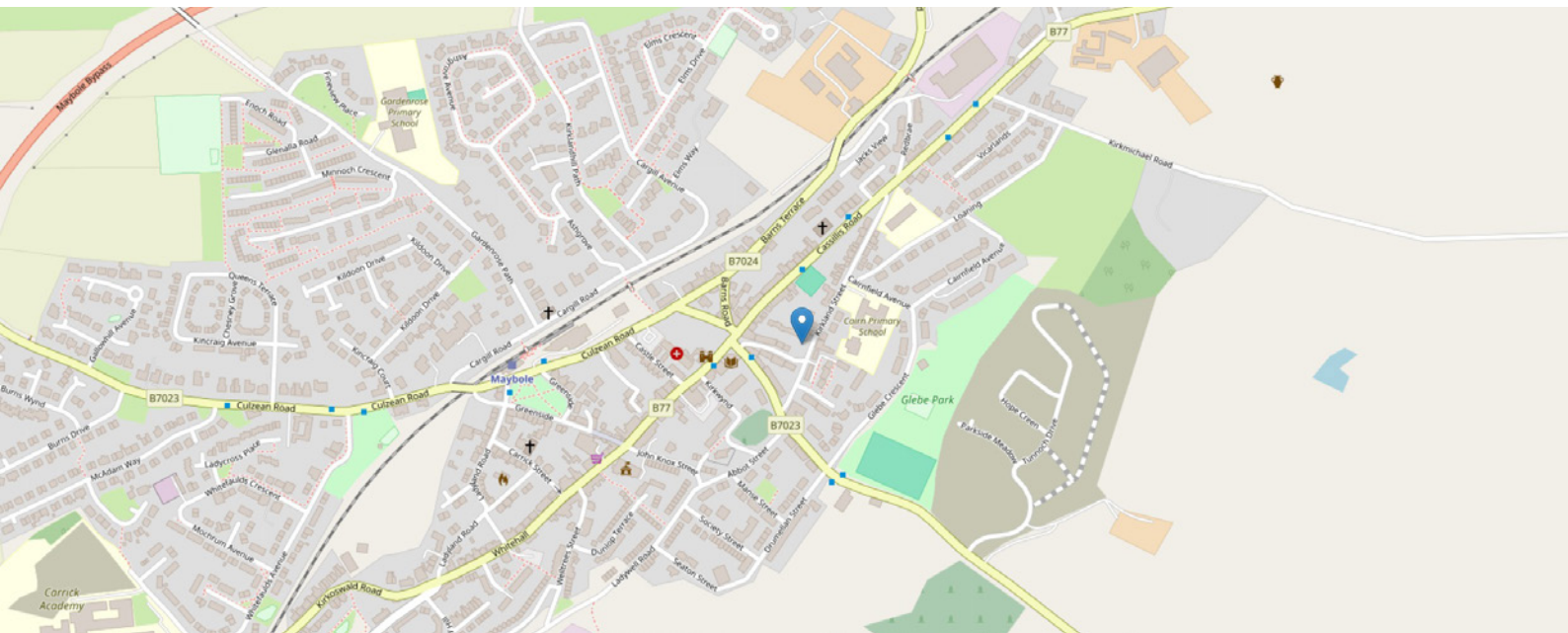


GROUND FLOOR PLAN



SECOND FLOOR PLAN

# SITE PLAN & MAP



# THE LOCATION

Maybole has rural charm and is well-connected by road and rail to larger towns like Ayr and Glasgow, offering convenient access to urban amenities. Ayr is only a 15-minute drive away!





The town itself has a rich history, with landmarks like the 16th-century Maybole Castle, and a strong sense of community, making it a desirable place for families and retirees. All local amenities are within walking distance, including Maybole town centre, newly constructed Maybole Community Campus with swimming pool, local shops, Health Centre and excellent transportation links including Maybole train station. For commuters, the A77 / M77 road network is easily accessible for swift routes to Glasgow and beyond. Additionally, the affordability of homes in this area compared to larger cities makes it a great value for money.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01292 430 555

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**DIANE KERR**  
New Homes Director



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.